

10/31/11 - Monday, October 31, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of October 31, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Kayser, Hibbard, Duax, Larson, Pearson, Weld

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kayser.

1. ELECTION OF OFFICER “ Vice-Chair

Mr. Larson motioned to recommend commissioner Strobel to the vice chair of the Plan Commission. Mr. FitzGerald seconded and motion carried.

2. CONDITIONAL USE PERMIT (CZ-1116) “ Railroad Loading, 4404 Anderson Drive

Mr. Tufte presented the request for a transloading facility. Haul trucks would transport processed sand to the site and conveyors would load railcars. Rail extensions off the spur allow for more cars to be loaded and ease switching. Loading is proposed 24 hours a day and there is no storage of product. The project is on two properties, mainly zoned I-2. There is a strip of I-1 property on the north lot that prohibits heavy industrial uses. The northerly lot would maintain a 450TM wooded buffer. A development agreement is needed for the rail extensions and any improvements to roads or crossings. A Traffic Impact Analysis needs to >

Dan Hedrington, with Short-Elliot-Hendrickson, stated the sand will be processed before arrival. It is washed and finer particles are removed. Trucks delivering the aggregate will be enclosed. Trucks will come by way of Business Highway 53, turn on Hogarth Street, and access the site by Anderson Drive. Hours of operation will be 24 hours a day. Loading flexibility is needed since Union Pacific Railroad services the spur from 6 p.m. to 10 p.m. Union Pacific required a siding to switch trains. Noise decibels will be minimal at property lines. Construction is anticipated for spring. They will perform a Traffic Impact Analysis. He expects approximately 50 trucks per day. He asked for the wooded buffer to be 400TM instead of 450TM to allow for more storm water conveyance. He will provide a material safety data sheet on the aggregate product and the owners can wet down the gravel parking surface to control dust.

Don Schuleter, 1418 Lyndale Avenue, asked about railroad easement access to his industrial property to the west of the subject site.

Bob Kortess, 3641 Sundet Road, had concerns with additional train operation. He would like the hours to be limited from 6 p.m. to 10 p.m.

Chuck Sabodtic, 3603 Sundet Road, asked that the western portion of the site be buffered with a fence or trees. He was concerned about health effects from the sand and the operationTMs sound levels affecting neighboring residential properties. He asked if a Quiet Zone could be enacted.

William Bergh, 2196 110th Street, Chippewa Falls, was concerned about the noise of locomotives and coupling of railcars affecting his residential development to the north. He asked that the hours of the operations be confined to daytime.

Mr. FitzGerald recommended approval of the conditional use permit per the conditions of the staff report. He modified condition #5 to allow storm water improvements 50TM into the 450TM wooded buffer. Mr. Pearson seconded and the motion carried with the following amendments by Mr. Hibbard: (1) require the reasonable control of dust on gravel surfaces; (2) restrict locomotive operations from 10 p.m. to 6 a.m. Mr. Pearson voted nay on time limits. (Mr. HibbardTMs third amendment, prohibiting truck operations during the same time, failed.)

3. CONDITIONAL USE PERMIT (CZ-1117) “ Auto Service, 2620 Davey Street

Mr. Tufte presented a conditional use permit request to allow a vehicle service use in an I-2 district. The business will include fleet restoration service, industrial air supply, and custom auto high-performance parts. All work will take place indoors and no outdoors storage will occur. No retail activities are allowed on site. The gravel parking area shall continue to be well maintained. No landscaping is required due to use changes.

There was no opposition to the proposed use.

Mr. FitzGerald recommended approval of the conditional use permit per the staff report conditions. Mr. Klinkhammer and the motion carried.

4. SITE PLAN (SP-1120R) “ Riverfront Terrace Apartments, Revision

Mr. Tufte presented the request to approve a revised site plan for Riverfront Terrace Apartments, located on the southeast corner of Riverfront Terrace and Wisconsin Street. Three units have been added to the two buildings, along with a new underground parking exit configuration. The change reduces headlights shining directly into other apartments across Wisconsin Street. Required parking is

maintained despite the extra units. The landscape plan has been revised to match the street tree caliper sizes across the street.

Stuart Schaefer, with Commonweal Development Corporation, stated the underground parking exit did not quite line up with the alley across Wisconsin Street like they first thought. In the process of making the change, they were able to add three units.

Mr. FitzGerald recommended approval of the site plan per the conditions of the staff report. Mr. Klinkhammer seconded and motion carried.

5. SITE PLAN (SP-1133) “ Hebert Dental Addition, 4710 Commerce Valley Road

Mr. Tufte presented the request to approve a site plan for an addition to Hebert Dental office. The two story addition is over 11,000 sq. ft. Two street trees should be added on the site. The existing monument sign should be removed. Landscape and lighting plans shall be provided.

Tim Pabich with Royal Construction, stated the dental business has been successful and they need extra space and parking. He stated they are only 2 stalls over the maximum parking limit. They will provide a lighting plan and the monument sign will be removed.

Mr. FitzGerald recommended approval the site plan per the staff conditions. Mr. Klinkhammer seconded and the motion carried.

6. SITE PLAN (SP-1134) “ Temporary Parking Lot, N. Barstow and Wisconsin

Mr. Tufte presented the request to approve a site plan for a temporary parking lot at southwest corner of N. Barstow Street and Wisconsin Street. The Eau Claire Redevelopment Authority (RDA) asked for a waiver to gravel the surface parking lot for up to two years. The applicant shall maintain the dust and rutting of the temporary lot while they actively market the site.

Mike Schatz, Executive Director of the RDA, stated the site has had illegal parking on it for a few years. Measures to control the illegal parking have not worked. The RDA Board would pay to gravel the site this year and actively market the site. They are asking for two years. Snow plowing services are being explored.

Mr. FitzGerald recommended approval of the site plan per the staff report conditions. Mr. Klinkhammer seconded and the motion carried.

7. DISCUSSION/DIRECTION

A. Waterways Plan

Mr. Tufte gave an update to the commission on the Waterways Plan. Past meetings have been very productive as much input on the plan has been gathered. The consultant is now drafting the plan. Future meetings will occur in winter and spring of 2012.

B. Code Compliance Items

None.

C. Future Agenda Items

None.

8. MINUTES

The minutes of the October 3 and 17, 2011, meetings were approved.

Tom Pearson
Secretary